

**PLANNING & ZONING COMMISSION**  
**MINUTES OF MEETING**  
**September 17, 2014**

**COMMISSION MEMBERS PRESENT:** Gene Robert Larson, Chairman; Kay Matlock, Commissioner; Jim Bryce, Commissioner; Charles Curtis, Commissioner; Judy Motes-Driver; Mark Claridge

**MEMBERS ABSENT:** Dean Krieg, Commissioner; Joe Carpenter, Commissioner

**STAFF PRESENT:** Joe Goodman, Community Development Director; Karen Ulibarri, Planning & Zoning Secretary, Brooks Bryce, Deputy Assessor; Neil Karnes, Health Department Director

**VISITORS:** Rebecca Duran, Raymond Lonser, Paul Robinson

**CALL TO ORDER:** Chairman Larson called the meeting to order at 9:00 a.m. noting there was a quorum present.

**APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Claridge moved to approve the minutes of the Planning & Zoning Commission meeting held on August 20, 2014 with the correction mentioned. Commissioner Bryce seconded the motion. The Commission vote was unanimous.

**ITEMS FOR PUBLIC HEARING:**

**AGENDA ITEM #3:** Public hearing for a Zone Map Change REZ #768-14 (APN 104-41-111). The request is made to change the present "A" (General Land Use) Zone to "A-R/20M" (Agricultural-Residential Land Use) Zone for the purpose of splitting the to 1/2 acre lots. The applicant is Paul Robinson and the property is 2.36 acres located at 11<sup>th</sup> St. & 4<sup>th</sup> Ave., Thatcher.

Mr. Joe Goodman explained to the Commission that Mr. Paul Robinson had come in to the P&Z Office looking to split the property but, was told that he had to rezone it first.

Commissioner Bryce asked whether the area had city sewer and Mr. Robinson told him it might be possible to get sewer to the property because it is close by.

Neil Karnes from the Graham County Health Department asked for more specific plans; whether Mr. Robinson intended to sell off all the created parcels or keep them. He said that he would have concerns about a mobile home park going in there on septic.

Mr. Goodman told the Commission that at this moment Mr. Robinson is just asking to split to 1/2 acre lots.

Commissioner Motes-Driver moved to send a *favorable recommendation* to the Board of Supervisors. Commissioner Bryce seconded the motion and the vote was unanimous in favor of the motion.

***MOTION ADOPTED***

**ITEMS TO BE SETUP FOR PUBLIC HEARING:**

**AGENDA ITEM #4:** Set up item for Public hearing for a Zone Map Change REZ #769-14 (APN 105-45-009D). The request is made to change the present "A" (General Land Use) Zone to "R-R/20M" (Residential-Rural Land Use) Zone for the purpose of a land exchange with the neighbor. The applicant is Matthew Marshall and the property is .95 acre. The situs address is 2818 N. Shiflet Ave., Central.

Commissioner Matlock moved to approve the item for setup for the October 15, 2014 P&Z Commission meeting. Commissioner Claridge seconded the motion. The vote was unanimous in favor.

**PLANNING AND ZONING STAFF COMMENTS:** Joe Goodman told the Commission that the Rezoning application that they heard in August had been denied by the Board of Supervisors.

**DISCUSSION FROM PREVIOUS BOARD OF SUPERVISORS ACTIONS:** None

**CALL TO THE PUBLIC:** None

**ADJOURNMENT:** @ 9:14 a.m. by acclamation.

**MINUTES ACCEPTED:**

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**Gene Robert Larson, Chairman**  
**Planning & Zoning Commission**

**Date**

**Attest:** \_\_\_\_\_  
**Joe Goodman, Director**  
**Planning and Zoning Department**

**Date**